

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
MEETING HELD ON FEBRUARY 2, 2004  
(Approved February 16, 2004)

The Board of Supervisors held their regular monthly meeting on Monday, February 2, 2004. Present for the meeting were supervisors Robert Preston and W. Atlee Rinehart. Also, in attendance were John A. Koury, Jr., Township Solicitor and Casey LaLonde, Township Manager and Brady Flaharty of ARRO Consulting, Inc. Mr. Preston called the meeting to order at 7:05 p.m. and the pledge was recited.

**1. MINUTES**

Minutes of January 19, 2004

Mr. Rinehart moved to accept the minutes of the January 19, 2004 workshop meeting as presented. Mr. Preston seconded the motion. The motion carried.

**2. PUBLIC COMMENTS**

Mr. Roger Kolb asked if the ambulance services will be discussed and Mr. Preston responded it would be on the agenda for the February 16, 2004 workshop meeting.

**3. SUBDIVISION AND LAND DEVELOPMENTS**

Project: Bethel Church Road Subdivision

Applicant: William Sperry

Mr. Rinehart moved to grant waiver from Section 403.1.A of the Subdivision and Land Development Ordinance to allow preliminary plans to be drawn at a scale of 1"=60'. Mr. Preston seconded the motion. The motion carried.

Mr. Rinehart moved to grant waiver from Section 704.2.E of the Subdivision and Land Development Ordinance to allow the proposed streets to not be super-elevated. Mr. Preston seconded the motion. The motion carried.

Mr. Rinehart moved to grant waiver from Section 704.3 of the Subdivision and Land Development Ordinance to allow the roads to be posted at 25 mph and the design speed for the roads to be 25 mph. Mr. Preston seconded the motion. The motion carried.

Mr. Rinehart moved to grant waiver from Section 706.6 of the Subdivision and Land Development Ordinance to allow the intersection of the new section of Wiand Lane to be 677 feet from the existing intersection of Wiand Lane along Bethel Church Road, measured centerline to centerline. Mr. Preston seconded the motion. The motion carried.

Mr. Rinehart moved to grant waiver from Section 604.4 of the Subdivision and Land Development Ordinance to allow Lots 1, 3, 5, 7 and 8 to have a lot depth that is less than the lot width, and to allow Lot 11 to have a lot depth that is more than three times greater than the width. Mr. Preston seconded the motion. The motion carried.

Mr. Rinehart moved to grant waiver from Section 704.1 of the Subdivision and Land Development Ordinance to allow the safe sight distance to be measured outside the paved

portion of the road surface for the proposed road between stations 11+25 and 17+50 contingent upon the easement being dedicated to the township with no plantings in the easement area. Mr. Preston seconded the motion. The motion carried.

Mr. Rinehart moved to grant waiver from Section 706.9 of the Subdivision and Land Development Ordinance to allow the sight distance for the Lot 11 driveway to be 320' to the right (west) instead of the required 440'. Mr. Preston seconded the motion. The motion carried.

Mr. Rinehart moved to grant waiver from Section 105.7 of the Driveway Ordinance to allow the driveway for Lot 11 to be 75' from a proposed street intersection (Brandie Layne Court) as measured to the street right-of-way line. Mr. Preston seconded the motion. The motion carried.

Mr. Rinehart moved to grant waiver from Section 105.10 of the Driveway Ordinance to allow driveways within the pavement/cartway edge on the sidewalk side of the proposed Wiand Lane extension to be constructed without either a drainage swale or pipe. Mr. Preston seconded the motion. The motion carried.

Project: Eckhart Subdivision Applicant: Brandie Layne Associates, LP  
Mr. Rinehart moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 4 for the Eckhart Subdivision. Mr. Preston seconded the motion. The motion carried.

Project: Snowden Village 4 Applicant: All County Partnership  
Mr. Rinehart moved to release the letter of credit for Snowden Village 4. Mr. Preston seconded the motion. The motion carried.

Project: Woodcrest Estates, Creekview and Coventry Meadows Applicant: Heritage  
Mr. Rinehart moved to authorize signature of the sewage planning modules for Woodcrest Estates, Creekview and Coventry Meadows. Mr. Preston seconded the motion. The motion carried.

#### **4. OTHER BUSINESS**

##### E-Mail Policy

Discussion of adopting the e-mail policy was tabled to the February 16, 2004 workshop meeting.

##### Escrow Accounts

Mr. Rinehart moved to authorize signature of the sewer escrow account and the Longstreth holding tank escrow account. Mr. Preston seconded the motion. The motion carried.

#### **5. DISCUSSION ITEMS**

##### Act 30

Mr. Rinehart moved to obtain insurance policy for protection of police personnel in accordance with Act 30. Mr. Preston seconded the motion. The motion carried.

Building Code

Mr. Rinehart moved to opt out and participate in the uniform building code. Mr. Preston seconded the motion. The motion carried.

Ordinance Nos. 119 and 123

Discussion of Ordinance Nos. 119 and 123 was tabled to the February 16, 2004 workshop meeting.

**6. ADDITIONAL ITEMS BROUGHT TO THE BOARD**

Transfer development rights (TDRs) will be discussed at the next Zoning meeting on February 23, 2004.

The Planning Commission and Board of Supervisors will have a joint meeting on February 9, 2004 to discuss the driveway ordinance, subdivision and land development ordinance, road classifications and design specifications

Mr. Marvin Colona inquired if sewage EDU's could be purchased and if the Township Engineer could prepare a design for the sewage systems for Coventry Business Park. Mr. Preston recommended Mr. Colona contact Heritage Building Group and High Associates, Inc. regarding purchase of the EDU's and the Township Engineer could not be authorized to prepare the design at this time. Mr. Colona asked if the sewer agreements are public information and Mr. Preston stated that was correct.

Mr. Rinehart moved to authorize signature of the 12-hour police schedule presented by Chief John Theobald. Mr. Preston seconded the motion. The motion carried.

**7. ADJOURNMENT**

The monthly meeting adjourned at 8:00 p.m.

Respectfully submitted,

Robert F. Preston,  
Township Treasurer/Secretary